

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	2	Age:	3
Lot Area:		Full Baths:	2	Zoning:	CD-122
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,796.61
Rear Yard Exp:		Maint. Fee:	361.56	For Tax Year:	2024
View:	No			P.I.D.:	031-304-982

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Rear
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	202 - Total Units in Strata: 202
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	First Service Residential - 604-683-8900
Complex / Subdiv:	YORKSON PARK WEST
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 130, PLAN EPS7247, SECTION 26, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central,Elevator,Garden,In Suite Laundry,Playground
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	12'7 x 10'11	Main	Dining Room	15'5 x 11'6
Main	Living Room	11'5 x 10'11	Main	Den	10'3 x 5'1
Main	Bedroom	12'1 x 8'8			
Main	Walk-In Closet	7'5 x 4'7			
Main	Storage	6'10 x 5'0			
Main	Foyer	6'10 x 4'7			
Main	Kitchen	10'0 x 8'4			

Finished Floor (Main):	1,089 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,089 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,089 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Yorkson Park by Quadra Homes—where luxury meets convenience. This stunning 1,089 sq ft home offers 2 bedrooms, 2 elegant bathrooms, and a 224 sq ft retractable glass solarium with a gas hookup for year-round BBQs and entertaining. The gourmet kitchen is a chef's dream, featuring premium appliances, a 5-burner double oven, quartz countertops, and an energy-efficient heat pump for optimal heating and cooling. With 9' ceilings, soundproofing, 2 underground parking stalls, and a private storage garage equipped with an EV outlet, this home has it all. Steps from shopping, dining, and minutes from Hwy 1, Costco, and Walmart.